



County of San Diego DPLU Update

May 2010

IMPORTANT DATES:

May 7: Transfer of Development
Rights Program Meeting
*10 am – 12 noon, Planning
Commission Hearing Room*

May 14: Planning Commission:
Medical Marijuana
Ordinance package

For more information and additional
upcoming meetings, please visit the
Calendar on the General Plan Update
[Web site.](#)

Advance Planning News

General Plan Update

Zoning Ordinance Consistency

The Department of Planning and Land Use (DPLU) is continuing public review for proposed changes to the Zoning Ordinance to ensure that the ordinance is consistent with the General Plan Update Land Use Map recommended by the Planning Commission. The proposed land uses are available on the County web site under [Zoning Consistency Review](#). Comments are due to staff by June 1st, 2010.

Following the public review period, the proposed zoning changes will be addressed at a Planning Commission hearing this summer, before going to the Board of Supervisors with the General Plan Update. To get more information about the zoning consistency review, please e-mail county staff at gpupdate.dplu@sdcounty.ca.gov or call the special line set up at 858-694-2488.

Planning Commission Hearing (April 16, 2010)

The Planning Commission held hearings for the General Plan Update on April 16th to complete discussions on General Plan issues and to provide final recommendations on the draft General Plan, Land Use Map, Mobility Element Road Network, draft Environmental Impact Report (DEIR), draft Community Plans, draft Implementation Plan, and Conservation Subdivision Program.

At the Hearing, the Planning Commission voted 6 – 1 (with Commissioner Day voting no) to recommend the Board of Supervisors adopt the General Plan Update and accompanying documents. The Commission also directed staff to develop a Transfer of Development Rights Program and bring it to the Planning Commission before taking it to the Board of Supervisors. A meeting has been scheduled for May 7th to discuss the proposed Transfer of Development Rights Program (see below) before taking it back to the Planning Commission.

The Planning Commission Recommended Land Use Map, and reports from the Commission's hearing, are now available on our [Web site](#). The General Plan Update remains on schedule to go to the Board of Supervisors this Fall.

Notice of Transfer of Development Rights Program Workshop

Following the Planning Commission direction on April 16th, a combined meeting of the public, Steering Committee and Interest Group has been scheduled at 10 am, May 7th in the Planning Commission Hearing Room, to discuss the proposed Transfer of Development (TDR) Program. Items for discussion will be the initial comments on the development of a TDR program, specific criteria for inclusion in the program and any potential issues that could arise in the development of a program. An agenda will be posted prior to the meeting, and the Fact Sheet on equity mechanisms included in the April 16 Planning Commission Report is available at [Fact Sheet: Equity Mechanisms](#).

Policy and Ordinance Development

Solar Energy Ordinance

Advance Planning has started working on amendments that would improve the Zoning Ordinance's solar and wind energy regulations. As a result of public comments received during public review of the ordinance staff will now move forward with two separate ordinances; one for solar energy the other for wind energy. The Solar Energy Ordinance is scheduled to be brought to the Planning Commission this summer. An ordinance addressing wind energy systems will require additional analysis. No determination has been made on a tentative hearing date. (Staff Contact: [Carl Stiehl](#))

Medical Marijuana

A proposal to amend the Zoning Ordinance to provide guidelines about how medical marijuana collectives could be sited within the unincorporated County is scheduled to be presented to the Planning Commission May 14. A companion ordinance proposing changes to the County's regulatory ordinances about how collectives could be licensed and operated has also been completed, which will be administered by the Sheriff's department. However, the Planning Commission is not authorized to act on regulatory ordinances and will not act on those changes May 14. The regulatory changes will eventually be brought to the Board of Supervisors for consideration. The Board of Supervisors approved an interim urgency ordinance enacting a moratorium to prohibit the establishment of marijuana dispensaries in the unincorporated County last year. The urgency ordinance was approved for a 10 month and 15 day period consistent with State law to give staff time to research, study and propose options to regulate medical marijuana collectives. (Staff Contact: [Joseph Farace](#))

Density Bonus Ordinance

Advance Planning staff has prepared a Zoning Ordinance Amendment to make the County's Density Bonus provisions consistent with State requirements, to implement the goals, policies and objectives of the County's housing element and to provide clear guidance on concessions

and incentives for the provision of housing that qualifies for a density bonus. The amendments also include a local Affordable Senior Housing Program that will allow the County to sunset Board Policy I-79 and revise the General Plan Regional Land Use Element Policy 3.6. The mobile home park density bonus program covered by General Plan Regional Land Use Element Policy 3.8 and Board Policy I-102 are proposed for repeal. On April 30 the Planning Commission recommended that the Density Bonus Ordinance be approved with a 7-0 vote. The Ordinance will be before the Board of Supervisors this summer. [Advance Planning website](#). (Staff Contact: [Dixie Switzer](#))

Tiered Winery Ordinance

Advance Planning staff has prepared a Tiered Winery Ordinance. The Tiered Winery Ordinance would amend the Zoning Ordinance by introducing one new winery classification (Small Winery), revising two existing winery classifications and allowing Boutique Wineries as by-right use. On April 30 the Planning Commission recommended that the Tiered Winery Ordinance be approved with revisions. The Planning Commission vote was 5-2 with Commissioners Beck and Reiss voting no. The Ordinance will be before the Board of Supervisors later this year. The ordinance can be viewed at: [Policy and Ordinance Development website](#) (Staff Contact: [Matt Schneider](#)).

View our Web Site for more information:
<http://www.sdcounty.ca.gov/dplu/advance/index.html> or
www.sdcounty.ca.gov/dplu/gpupdate

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